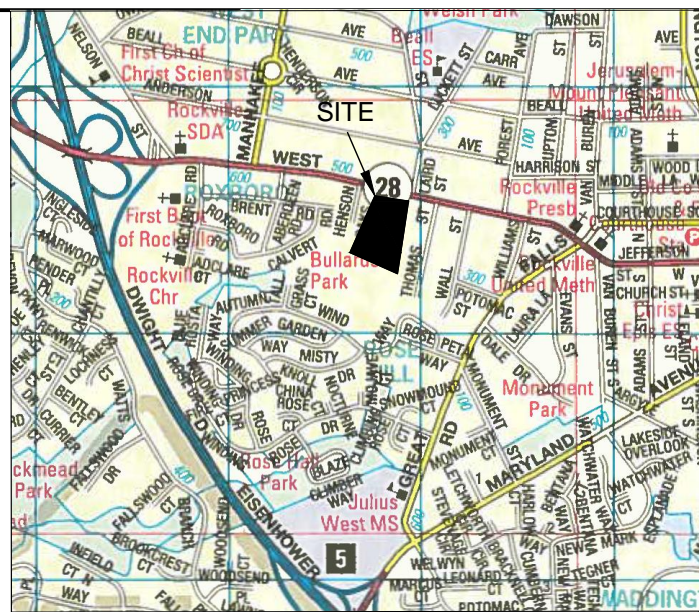


# CHESTNUT LODGE PROJECT PLAN



**Dewberry**  
2101 Gaither Road, Suite 340  
Rockville, MD 20850-4037  
301.948.8300 Fax: 301.258.7607  
www.dewberry.com

OWNER

Chestnut Lodge Properties  
785F Rockville Pike, Suite 513  
Rockville, Maryland 20852

APPLICANT  
JNP Capital Management, LLC  
2428 39th Street, NW  
Washington, DC 20007  
JPROAKIS@JNPCAP.COM  
PH: 240-876-0085

Legal Description:  
Chestnut Lodge  
'Parcel I', City of Rockville, MD

PROJECT PLAN

500 W. Montgomery Avenue  
TAX MAP GR22  
ZONE - PD-CL

SEAL

SCALE 1" = 20'  
0' 20' 40' 60'

No.	DATE	BY	Description

REVISIONS

DRAWN BY RER

APPROVED BY AB

CHECKED BY AB

DATE JUNE 2015

TITLE

PROJECT PLAN

PROJECT NO. 50071415

PP-1

SHEET NO.

## GENERAL NOTES:

- TOTAL AREA OF TRACT: 1.6416 Ac.; 71,510 SQ.FT.
- EXISTING ZONING: PD-CL: PRINCIPALLY SINGLE-UNIT RESIDENTIAL DEVELOPMENTS.
- BOUNDARY INFORMATION FROM RECORD PLAT #23625, RECORDED 5/25/2007
- A FIELD-RUN TOPOGRAPHIC SURVEY OF THE SITE WAS CONDUCTED BY DEWBERRY CONSULTANTS, LLC IN JANUARY 2015. CONTOUR INTERVAL: 2FT.
- THERE ARE NO 100-YEAR FLOODPLAIN ON THIS SITE ACCORDING TO FEMA FIRM MAP NO. 24031C0333D, SEPT. 29, 2006
- THERE ARE NO RARE, THREATENED & ENDANGERED SPECIES, OR CRITICAL HABITATS ON THIS SITE ACCORDING TO APPROVED NRI/FSO # 2004-00017.
- HISTORIC PROPERTY CLASS M: 26-10, SITE NAME: WEST MONTGOMERY AVENUE HISTORIC DISTRICT (WWW.MDMERLIN.NET).
- WATERSHED: MIDDLE WATTS BRANCH
- NO CHAMPION TREES OR TREES WITHIN 75% OF A STATE OR COUNTY CHAMPION ARE LOCATED ON-SITE ACCORDING TO APPROVED NRI/FSO # 2004-00017.
- SITE IS TO BE SERVED BY PUBLIC WATER AND SEWER, SEWER CATEGORY S-1 AND WATER CATEGORY W-1
- PROPOSED LOTS TO BE ACCESSED FROM A PROPOSED PRIVATE STREET AS SHOWN.
- PER NRI/FSO # 2004-00017 NO FOREST IS LOCATED WITHIN THE TRACT AREA OF PARCEL I.
- SOIL ON SITE IS GLENELG SILT LOAM (WWW.WEBSOILSURVEY.SC.EGOV.USDA.GOV)

## PROPOSED FLOW SPREADER

### SITE DATA TABLE

	REQUIRED	PROVIDED
LOT AREA	MIN. 9,000 SF	71,510 SF
MAX HEIGHT (1)	MAX. 63' (2)	BLDG: 48' TOWER: 55.5'
LOT COVERED	MAX. 25%	17.71%
MINIMUM SETBACKS	-	-
-FRONT YARD	MIN 30'	30' (3)
-SIDE YARD	MIN 11'	68'
-REAR YARD	MIN 25'	52'

- (1) Building Height Measuring Point (centerline Bullard Circle) = 451.00  
(2) Previously Approved Exploratory Application  
(3) Measured from NE corner of Unit 7

BUILDING HEIGHT  
MEASURING POINT  
ELEV.=451.0